

Prepared By:
EDCO Title & Closing Services, Inc.
6515 Goodman Road, Suite #3
Olive Branch, Mississippi 38654
Phone (662) 895-4844
File #06-0020 OB

LINDSEY SARTAIN, ET VIR,

GRANTORS,

TO

WARRANTY DEED

KENNETH ZITKA , ET AL,

GRANTEES

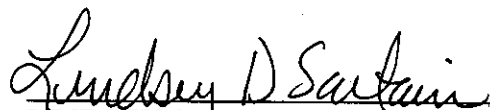
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **LINDSEY SARTAIN AND HUSBAND, JASON SARTAIN** the undersigned Grantors, do hereby sell, convey and warrant unto **KENNETH ZITKA, UNMARRIED AND PATRICIA RECKER, UNMARRIED** as joints tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to wit:


Lot 76, Section C, Country Village West Subdivision, in Section 3, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 52, Page 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi; to rights of ways and easements for public roads and public utilities shown or not shown on the public records; to the restrictive covenants of said subdivision; and to any prior conveyances or reservation of minerals of every kind and character, including, but not limited to oil, gas, sand and gravel, in, on and under subject property.

Taxes for the year 2007 are to be paid by Grantor and possession is to take place upon delivery of deed.

WITNESS OUR SIGNATURES this 5th day of January, 2007.



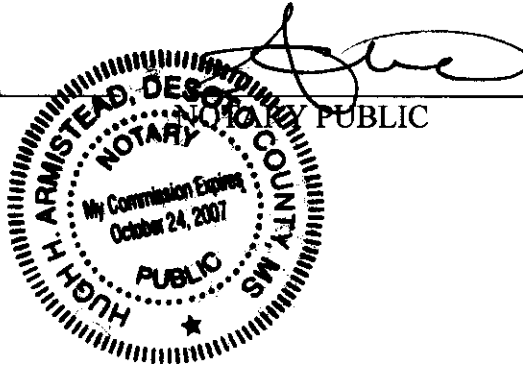
LINDSEY SARTAIN


JASON SARTAIN

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 5th day of January, 2007, within my jurisdiction, the within named LINDSEY SARTAIN AND HUSBAND, JASON SARTAIN who acknowledged that he/she/they executed the above and foregoing instrument.

My Commission Expires: 10/24/07



Grantor's Address:

2166 Cornerstone Drive

Brandon, MS 39042

Home Phone No: 906-810-2576

Work Phone No: 601-957-3999

Grantee's Address:

5917 Shiloah Cove North
Olive Branch, MS 38654

Home Phone No: 618-401-0602

Work Phone No: 810-732-1050